

## **665, 667, 669 and 671 Sheppard Avenue West – Application to Lift Holding Provision (H) – Final Report**

Date: May 31, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: 6 - York Centre

**Planning Application Number: 21 130388 NNY 06 OZ**

### **SUMMARY**

---

This application proposes to lift the Holding (H) symbol for the lands municipally known as 665, 667, 669 and 671 Sheppard Avenue West. This amendment would allow for the development of one five-storey and two three-storey buildings on the site.

The Zoning By-law contains a Holding (H) symbol due to outstanding sanitary capacity issues. A solution for the sanitary capacity issues has been identified and the contract for the works has been awarded. As such, the Chief Engineer and Executive Director of Engineering and Construction Services is satisfied that the works will be completed long before occupancy of this project and are, therefore, satisfied that the hold can be lifted.

This report reviews and recommends approval of the application to lift the Holding (H) Symbol for the lands at 665, 667, 669 and 671 Sheppard Avenue West.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The redevelopment proposal is in keeping with the Sheppard West/Dublin Secondary Plan by addressing the built form policies of the Plan, appropriately transitioning to the abutting lower density residential uses, and improving the Sheppard Avenue West streetscape.

### **RECOMMENDATIONS**

---

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands 665, 667, 669 and 671 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 to this report.

2. City Council amend Zoning By-No. 7625, as amended, for the lands at 665, 667, 669 and 671 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law as may be required.

## **FINANCIAL IMPACT**

---

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY**

---

This proposal was originally submitted as an Official Plan Amendment and Zoning By-law Amendment Application on September 8, 2016. The application was deemed complete on November 21, 2016. A Preliminary Report on the application was adopted by North York Community Council on November 15, 2016 authorizing staff to conduct a community consultation meeting with an expanded notification area. The Preliminary Report is available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY18.29>

The application was presented to the public at a Community Consultation Meeting on February 8, 2017. The Official Plan Amendment was later removed when the proposal was revised to comply with angular plane requirements.

On June 25, 2019, a Final Report on the Zoning By-law Amendment Application, dated June 18, 2019, was considered by North York Community Council and was adopted without amendment. On July 16, 2019, City Council adopted Item NY7.1 without amendments. A link to that decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY7.1>

The Bills to enact the Zoning By-law Amendments, as drafted and presented in the staff report were not brought forward to City Council at that time.

On September 10, 2020 a Supplemental Final Report on the Zoning By-law Amendment Application, dated August 25, 2020, was considered by North York Community Council and was adopted with amendments. The Report was subsequently adopted by Toronto City Council on October 2, 2020 and the bills were enacted. A link to that decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY17.1>.

## **PROPOSAL**

---

The applicant proposes to develop the lands at 665, 667, 669 and 671 Sheppard Avenue West with one five-storey apartment condominium building, and two three-storey (excluding a rooftop terrace access) townhouse buildings for a total of 65 residential dwelling units with a gross floor area of 5,043 square metres. The applicant proposes to provide a total of 50 underground vehicle parking spaces, as well as 50 bicycle parking spaces. The FSI for this development is 1.78 times the area of the lot.

### **Reasons for Application**

On October 2, 2020, City Council enacted By-laws 828-2020 and 829-2020 which included holding provisions ("H"), due to outstanding sanitary sewer capacity issues, to be lifted at such a time as the sanitary servicing solution is acceptable, to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services. The conditions to lift the Holding (H) Symbol have been met and an amendment to By-law 569-2013 as amended by 828-2020 and By-law 7625 as amended by 829-2020 are required to lift the Holding (H) Symbol.

## **APPLICATION BACKGROUND**

---

### **Application Submission Requirements**

The following documents were submitted in support of the application:

- Cover letter;
- Complete Application form;
- External Sanitary Sewer Study; and,
- Email from WSP with responses to holding provisions, dated March 18, 2021.

The submitted documents are available on the City's Application Information Centre (AIC) which can be accessed via the following link:

<http://app.toronto.ca/AIC/index.do?folderRsn=KdYm4RReD7gVEcKeiSjsnw%3D%3D>

The current application was submitted on March 22, 2021 and deemed complete on April 30, 2021.

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **POLICY CONSIDERATIONS**

---

### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent

with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the Report.

## **Toronto Official Plan**

The site is designated as *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The Official Plan also contains policies regarding appropriate transition between *Mixed Use Areas* and adjacent *Neighbourhoods*. Development within *Mixed Use Areas* will be located and massed in such a way as to provide a transition between areas of different development intensity and scale.

Development within *Mixed Use Areas* will provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale. Furthermore, development in *Mixed Use Areas* should be located and massed to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces.

Development in *Mixed Use Areas* will provide attractive, comfortable, and safe pedestrian environments, have access to schools, parks, and community centres as well as libraries and childcare.

Development in *Mixed Use Areas* will also take advantage of nearby transit services, provide good site access and circulation as well as an adequate supply of visitor parking. In addition, service areas should be located to minimize impacts on adjacent streets.

In addition, this portion of Sheppard Avenue West is identified on Map 2 of the Official Plan as *Avenue*. *Avenues* are corridors along major streets intended for incremental reurbanization to create new residential, commercial, and retail opportunities while improving the overall pedestrian environment, the appearance of the street and accessibility to transit for community residents.

The Plan states that *Avenues* will be transformed incrementally by changing building by-building over a number of years. The growth and redevelopment of the *Avenues* should be supported by high quality transit services, including priority measures for buses and streetcars, combined with urban design and traffic engineering practices that promote a street that is safe, comfortable, and attractive for pedestrians and cyclists.

Map 3 of the Official Plan, Right-of-Way Widths Associated with Existing Major Streets, identifies an ultimate right-of-way width for Sheppard Avenue West of 36 metres.

In addition, Map 4 of the Official Plan identifies Sheppard Avenue, west of Yonge Street to Dufferin Street, as a transit corridor expansion element. The integration of

transportation and land use planning is critical in achieving the overall aim of increasing accessibility throughout the City.

### *Chapter 3- Building a Successful City*

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. Built Form policies of the Official Plan state new development will be located and organized to fit with its existing and/or planned context by generally locating buildings parallel to the street with a consistent front yard setback, and locating entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm, provide underground parking where appropriate, integrate service and utility functions within the building where possible, and limit surface parking between the front face of the building and the public street or sidewalk. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, provide adequate light and privacy, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility. New development will also provide public amenity and adequate amenity for its residents of the new development, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Sheppard West/Dublin Secondary Plan**

The site is located within the Sheppard West/Dublin Secondary Plan and is designated *Mixed Use Area A* on Map 23-1. The objective of the Secondary Plan is to encourage and maintain a diversity of residential, institutional, service commercial, office and open space uses along the corridor stretching from Bathurst Street in the east, towards Allen Road and the Sheppard West Subway Station in the west.

The *Mixed Use Area A* designation of the Sheppard West/Dublin Secondary Plan applies to the primary commercial areas, including the subject lands. The primary commercial areas for the Secondary Plan Area are to be located at the Bathurst/Sheppard, Wilson Heights/Sheppard and Allen/Sheppard intersections on lands designated *Mixed Use Area A*. The maximum permitted density for the site under the Secondary Plan is 2.0 times the area of the lot, provided that the commercial uses do not exceed 1.0 times the area of the lot.

In addition to the policy requirements of the overall Official Plan, the Sheppard West/Dublin Secondary Plan contains further measures requiring buffering between new development on Sheppard Avenue West and properties to the rear of these sites which are designated *Neighbourhoods*. These measures include the provision and

maintenance of suitable fencing and a 1.5-metre wide landscape strip along the property lines between new developments and Neighbourhoods.

Also, the height of any new building is not to exceed the horizontal distance separating the building from adjacent lands designated *Neighbourhoods*. This horizontal distance cannot be less than 9.5 metres.

The Sheppard West/Dublin Secondary Plan can be found here:

<https://www1.toronto.ca/planning/23-sheppard-west-dublin.pdf>

## **Zoning**

The subject lands are zoned Multiple-Family Dwellings Sixth Density Zone Holding RM6(253)(H) under former City of North York Zoning By-law 7625, as amended by By-law 829-2020. The RM6(253) zoning permits multiple attached dwelling – stacked townhouse; and apartment dwellings as residential built forms, and the following non-residential uses are permitted at grade: Artist Studio; Office Use; Custom workshops making articles or products to be sold at retail on the premises; service shop; personal service shop; and, medical office for a chiropractor, massage therapist, or acupuncturist.

The subject lands are also zoned Holding Residential Multiple Dwelling Zone (H) RM (f64.0; a2600) (x80) by City of Toronto Zoning By-law 569-2013 as amended by By-law 828-2020. This zoning permits dwelling units within permitted building types including apartment houses and townhouses, and home occupations including artist studio, office, custom workshop making articles or products to be sold at retail on the premises, service shop and personal service shop within units on the ground floor.

Both By-laws contain the same four conditions to be met for the Holding to be lifted as follows:

- (i) The owner submits Functional Servicing and Stormwater Management Reports acceptable to the Chief Engineer and Executive Director, Engineering and Construction Services;
- (ii) The execution and registration of a development agreement between the owner of the lands and the City, securing the financing and construction of any improvements that may be required to the City's sanitary sewer, storm sewer and water supply systems to accommodate the proposed development;
- (iii) The receipt of all necessary approvals for the infrastructure required, as described (ii) above; and
- (iv) The acceptable sanitary system solution is constructed and operational as determined by the Chief Engineer & Executive Director, Engineering and Construction Services, which may include the applicant obtaining MECP Environmental Compliance Approval and upgrading the existing municipal infrastructure off site. The contract for the work being awarded satisfies this requirement.



## **Avenues and Mid-rise Buildings Study and Performance Standards**

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to Neighbourhoods and Parks and Open Space Areas and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

## **Site Plan Control**

An application for Site Plan Control was submitted on June 20, 2017 (file no. 17 184024 NNY 10 SA) and is currently under review by City Divisions and Agencies.

## **COMMENTS**

---

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the Provincial Policy Statement (2020), and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Official Plan and the Sheppard West / Dublin Secondary Plan. The development of the site with the proposed one five-storey apartment condominium building and two three-storey townhouse buildings will provide a range of residential opportunities within the Sheppard Avenue West corridor.

### **Land Use**

This application has been reviewed against the Official Plan policies and Secondary Plan policies. The proposed residential use is permitted under the *Mixed Use Areas* designation and meets Official Plan and Secondary Plan policies related to built form and appropriately transitions to abutting lower density *Neighbourhood* designations. Matters related to design, siting, parking layout, and public realm will be addressed through the site plan control application.

### **Lifting of the Holding (H) Symbol**

The owner has submitted Functional Servicing and Stormwater Management Reports in accordance with the requirements of Section 7 of by-law 828-2020 and Section 3 of By-

law 829-2020. These reports identified required upgrades to the municipal services to allow the Holding to be lifted.

Engineering and Construction Services staff have indicated that the contract to construct the servicing upgrades identified in the Functional Servicing Report will be awarded on Jun 9, 2021, and as such the requirements of By-law 828-2020 and 829-2020 for lifting of the hold have been met, and are satisfied with the findings of the report and are satisfied that the Holding (H) Symbol can be lifted for the lands.

### **Community Consultation**

Community consultation is not required for an application to lift the Holding (H) Symbol and, as such, a community meeting was not held for this application.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan and the Sheppard West/Dublin Secondary Plan.

Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the *Mixed Use Areas* designation. The proposal would contribute to a variety of dwelling unit types and sizes in a built form that is compatible with the surrounding context.

Staff recommend that Council support approval of the lifting of the Holding (H) Symbol application.

### **CONTACT**

---

Kelly Snow, Planner, Community Planning  
Tel. No. (416) 395-7124  
E-mail: Kelly.Snow@toronto.ca

### **SIGNATURE**

---

John Andreevski, Acting Director  
Community Planning, North York District

### **ATTACHMENTS**

---

#### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map  
Attachment 4: Draft Zoning By-law Amendment - 569-2013  
Attachment 5: Draft Zoning By-law Amendment - 7625

**Applicant Submitted Drawings**

Attachment 6: Site Plan  
Attachment 7a: Elevations - North and East, Block A  
Attachment 7b: Elevations - South and West, Block A  
Attachment 7c: Elevations - North and East, Block B  
Attachment 7d: Elevations - South and West, Block B  
Attachment 7e: Elevations - North and East, Block C  
Attachment 7f: Elevations - South and West, Block C

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 665, 667, 669 and 671 Sheppard Avenue West  
Date Received: March 22, 2021  
Application Number: 21 130388 NNY 06 OZ  
Application Type: OPA / Rezoning, Rezoning  
Project Description: Application to Lift "H" Hold

Applicant	Agent	Architect	Owner
THE BIGLIERI GROUP	N/A	N/A	665-671 SHEPPARD AVENUE WEST LTD

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:  
Zoning: (H)RM(f64; a2600)(x80) Heritage Designation: N  
Height Limit (m): 19 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 2,828 Frontage (m): 64 Depth (m): 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,290	1,290
Residential GFA (sq m):	501		5,043	5,043
Non-Residential GFA (sq m):				
Total GFA (sq m):	501		5,043	5,043
Height - Storeys:	2		5	5
Height - Metres:			16	16

Lot Coverage Ratio (%): 45.6 Floor Space Index: 1.78

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	5,002	41
Retail GFA:		
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	4			
Condominium:			65	65
Other:				
Total Units:	4		65	65

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	2	35	21	7	
Total Units:	2	35	21	7	

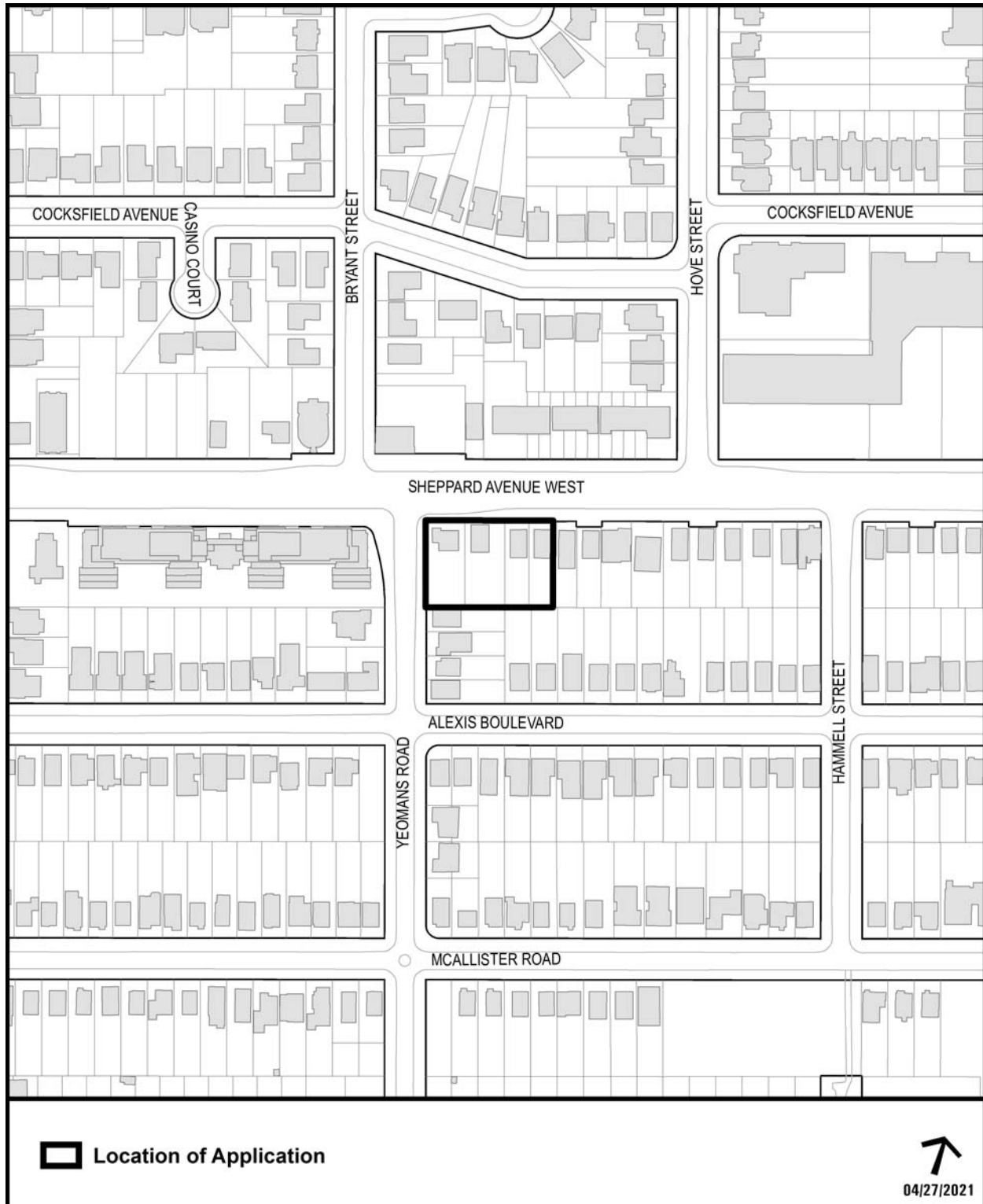
Parking and Loading

Parking Spaces:	50	Bicycle Parking Spaces:	50	Loading Docks:	1
--------------------	----	-------------------------	----	----------------	---

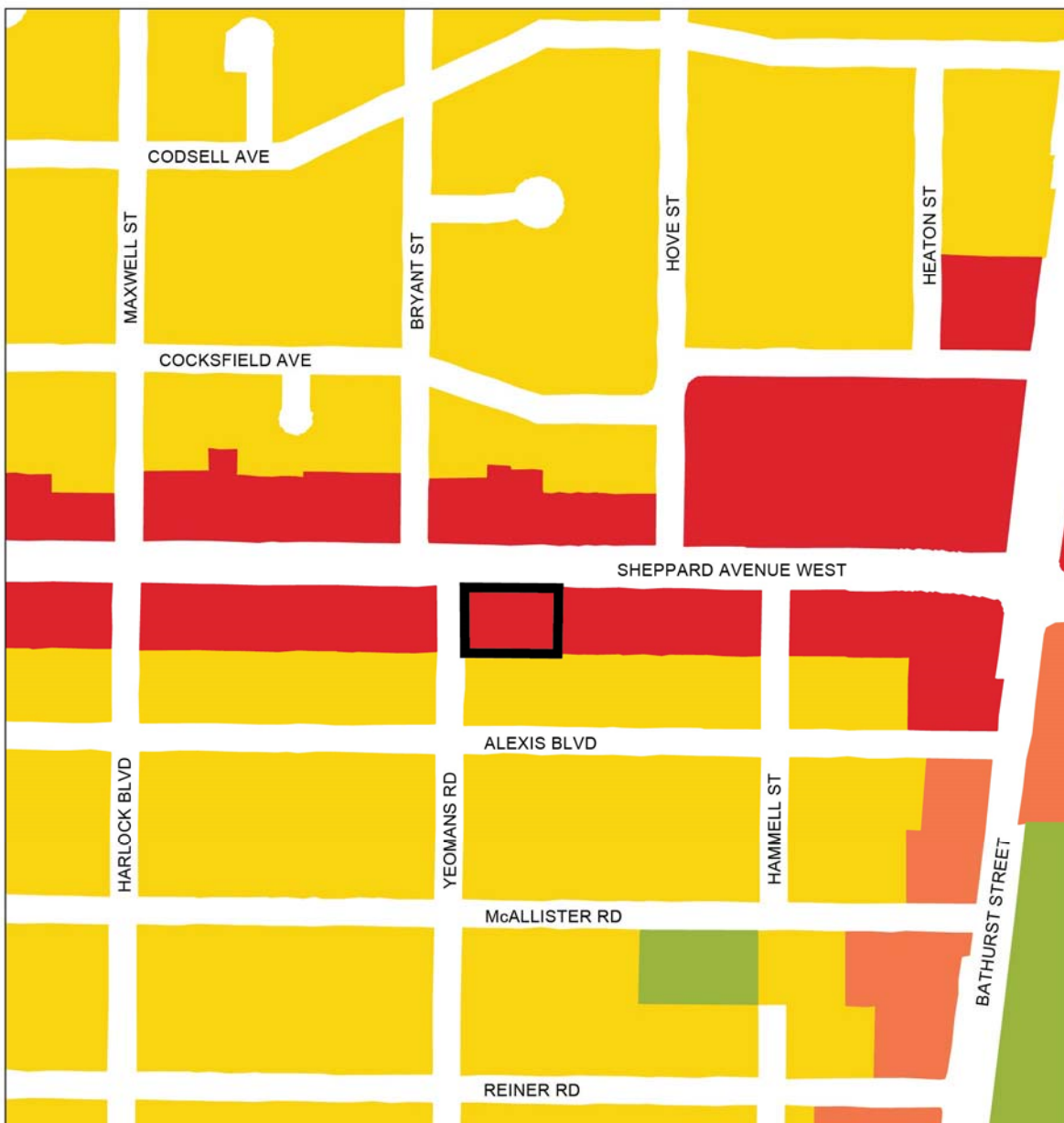
**CONTACT:**

Kelly Snow, Planner  
Tel. No. 416-395-7124  
E-mail: [kelly.snow@toronto.ca](mailto:kelly.snow@toronto.ca)

## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



665, 667, 669 and 671 Sheppard Avenue West

### Official Plan Land Use Map #16

File # 21 130388 NNY 06 02



Not to Scale  
04/28/2021

#### **Attachment 4: Draft Zoning By-law Amendment - 569-2013**

Authority: ~ Community Council Item No. ~,  
as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~  
North York  
CITY OF TORONTO  
Bill No. ~  
BY-LAW No. ~-20~

To amend Zoning By-law No. 569-2013, as amended by site specific By-law 828-2020, to remove the holding symbol (H) with respect to the lands known municipally in the year 2020 as 665, 667, 669 and 671 Sheppard Avenue West.

WHEREAS authority is given to Council by Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS Council is satisfied that the conditions relating to the holding symbol have been satisfied in order to lift the holding symbol in relation to the lands to which this by-law applies; and

WHEREAS Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

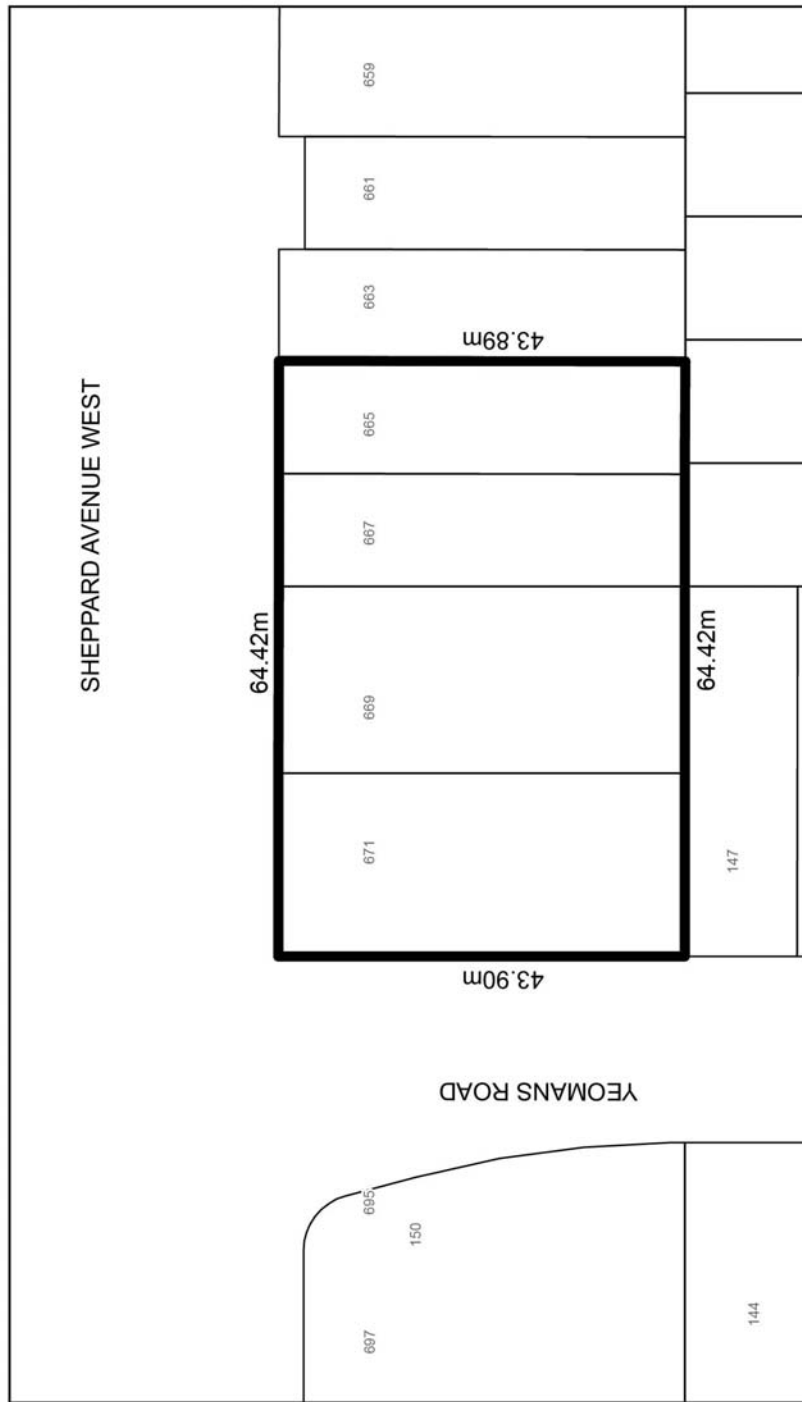
1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. Zoning By-law 569-2013, as amended, is further amended by removing the holding symbol "(H)" from the lands as shown on the attached Diagram 2.

ENACTED AND PASSED this ~ day of ~ , A.D. 20~.

JOHN TORY,	JOHN D. ELVIDGE
Mayor	City Clerk

(Corporate Seal)





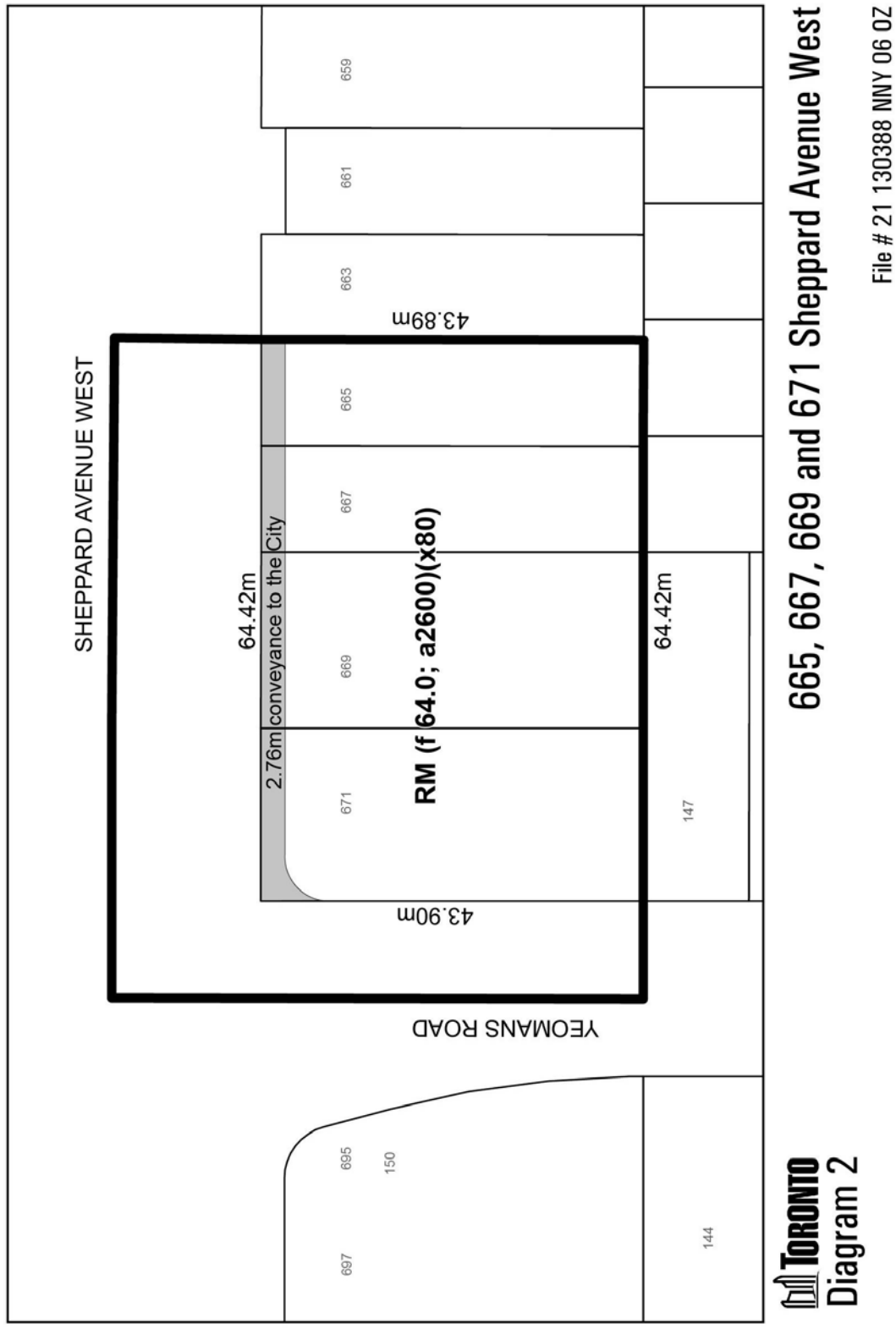
**Toronto**  
Diagram 1

665, 667, 669 and 671 Sheppard Avenue West

File # 21 130388 NNY 06 0Z

City of Toronto By-law 569-2013  
Not to Scale  
04/29/2021

# DIAGRAM '2'



City of Toronto By-law 569-2013  
Not to Scale  
04/29/2021

## **Attachment 5: Draft Zoning By-law Amendment - 7625**

Authority: ~ Community Council Item No. ~,  
as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~  
North York  
CITY OF TORONTO  
Bill No. ~  
BY-LAW No. ~-20~

To amend former City of North York Zoning By-law No. 7625, as amended by site specific By-law 829-2020, to remove the holding symbol (H) with respect to the lands known municipally in the year 2020 as 665, 667, 669 and 671 Sheppard Avenue West.

WHEREAS authority is given to Council by Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS Council is satisfied that the conditions relating to the holding symbol have been satisfied in order to lift the holding symbol in relation to the lands to which this by-law applies; and

WHEREAS Council has provided notice of the intent to pass this By-law;

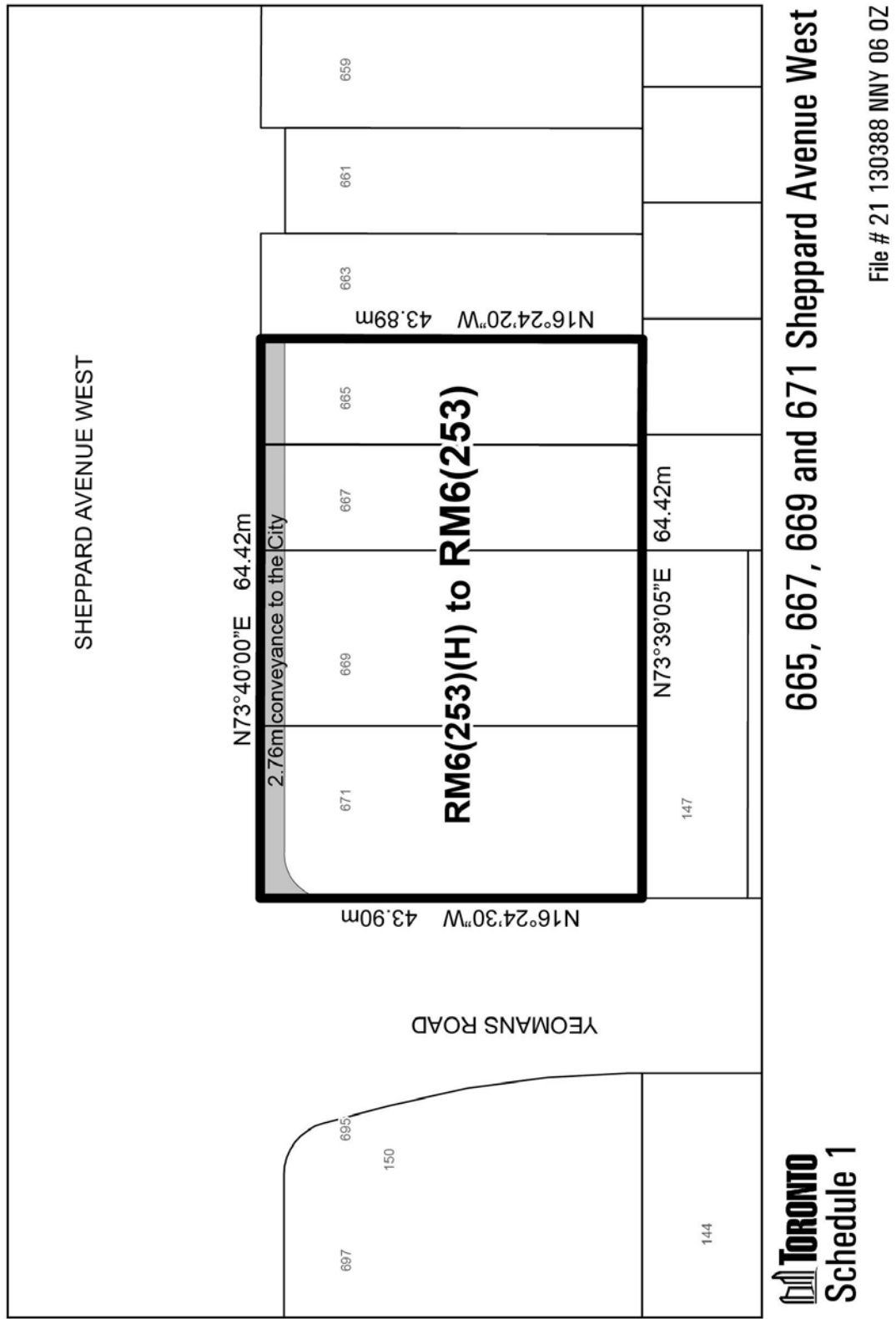
The Council of the City of Toronto HEREBY ENACTS as follows:

1. Zoning By-law 7625, as amended, is amended by removing the holding symbol (H) from the lands outlined by heavy lines such that the designation is revised from "RM6(253)(H)" to "RM6(253)" as shown on Schedule '1' attached.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

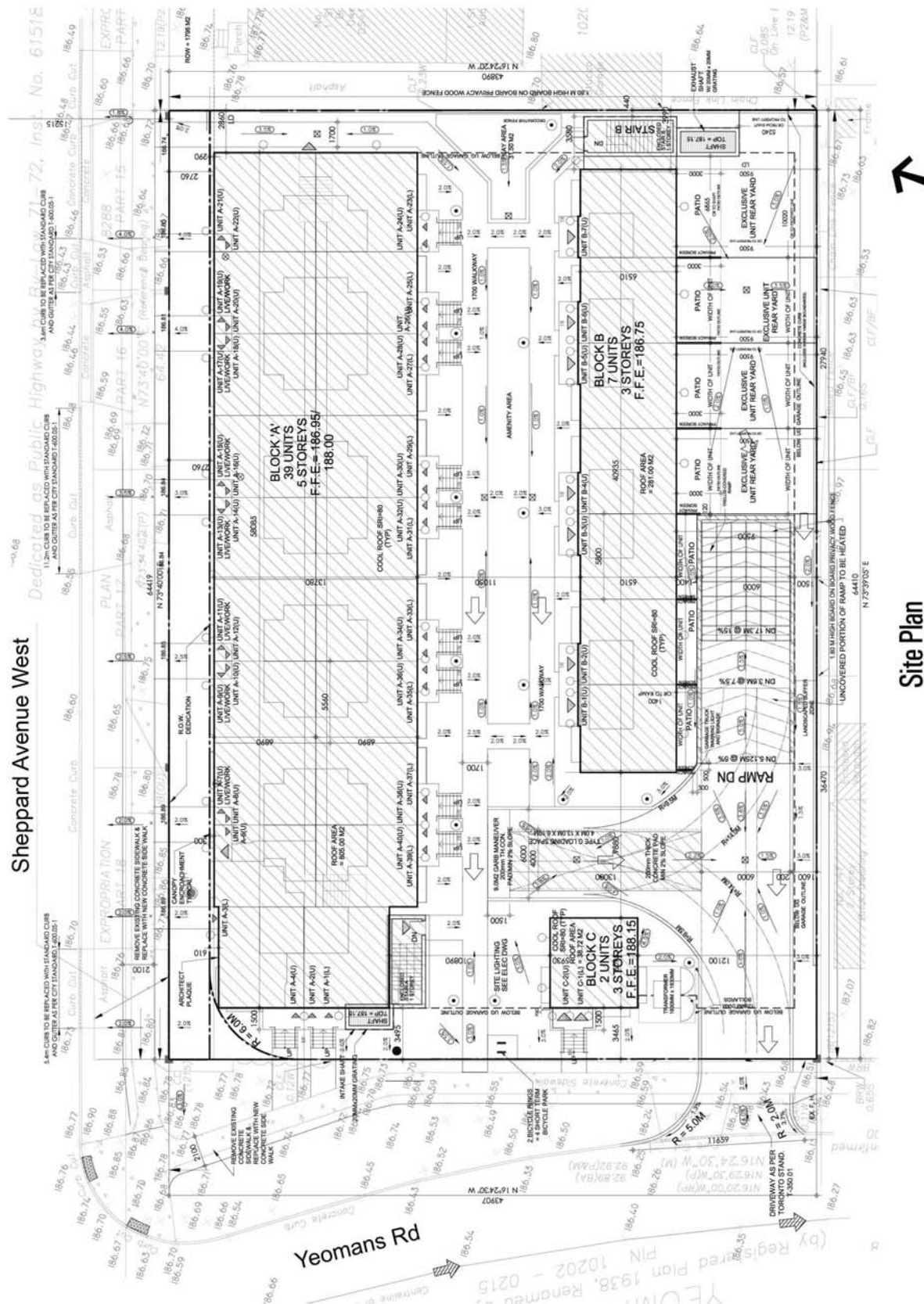
JOHN TORY, Mayor	JOHN D. ELVIDGE City Clerk
---------------------	-------------------------------

(Corporate Seal)



Former City of North York By-law 7625  
Not to Scale  
05/06/2021

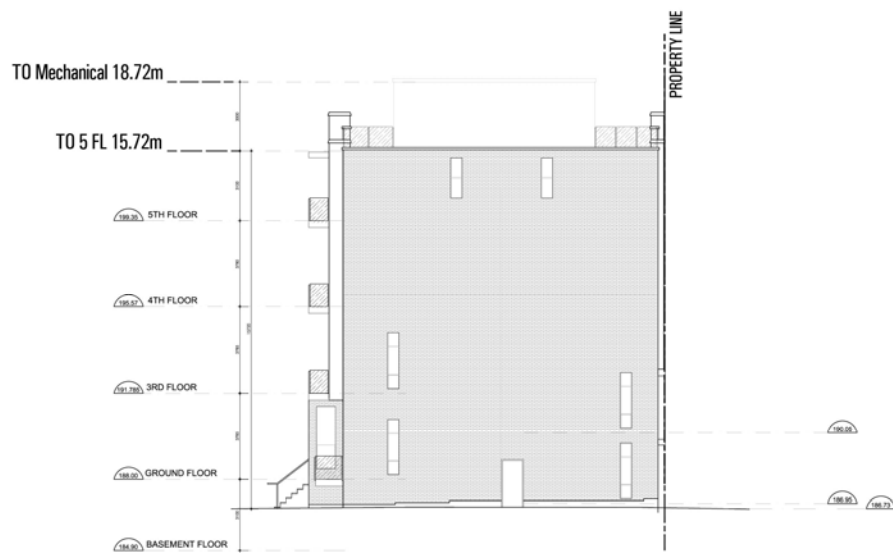
## Page 21 of 27



## Attachment 7a: Elevations - North and East, Block A



North Elevation - Block A

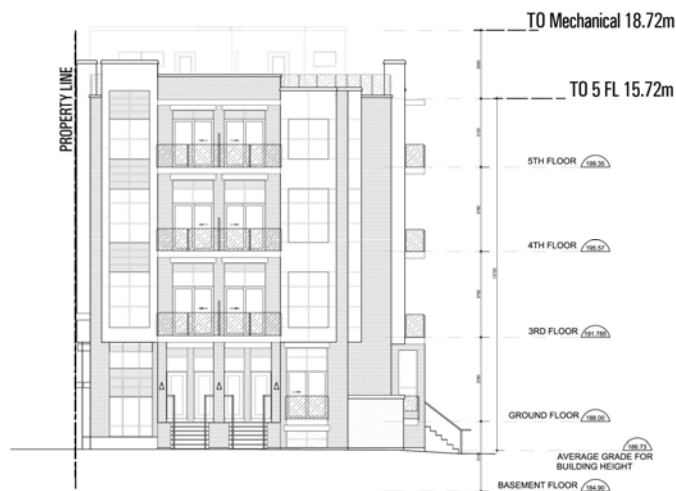


East Elevation - Block A

## Attachment 7b: Elevations - South and West, Block A



South Elevation - Block A

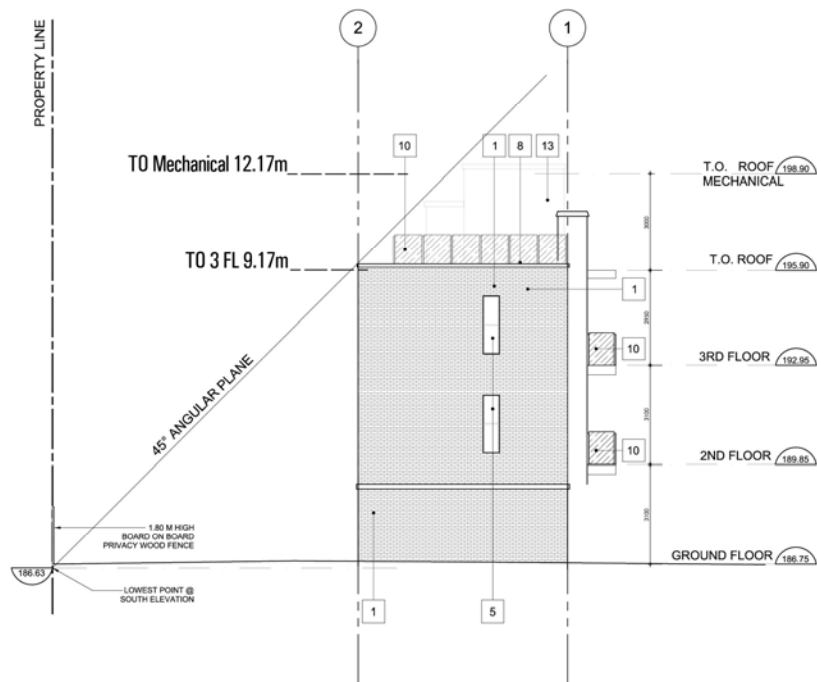


West Elevation - Block A

## Attachment 7c: Elevations - North and East, Block B



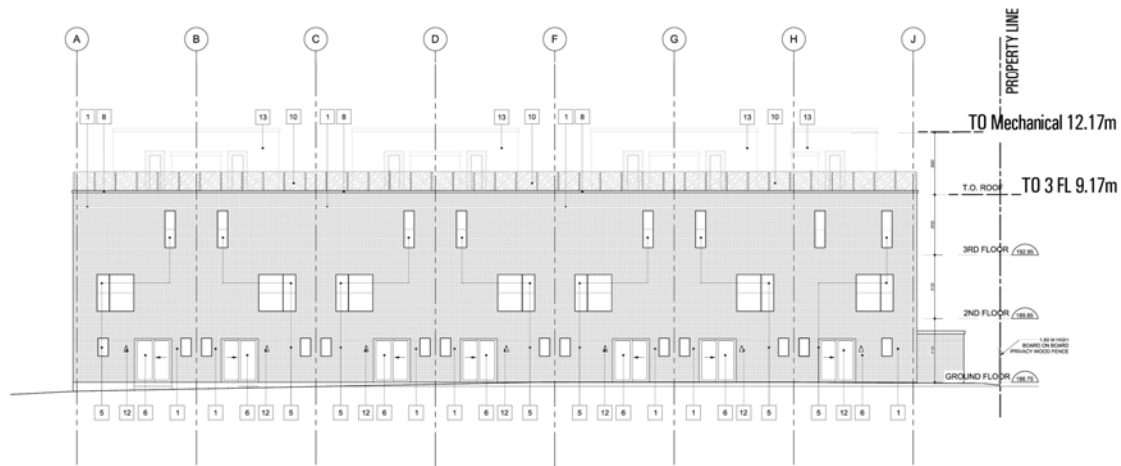
North Elevation - Block B



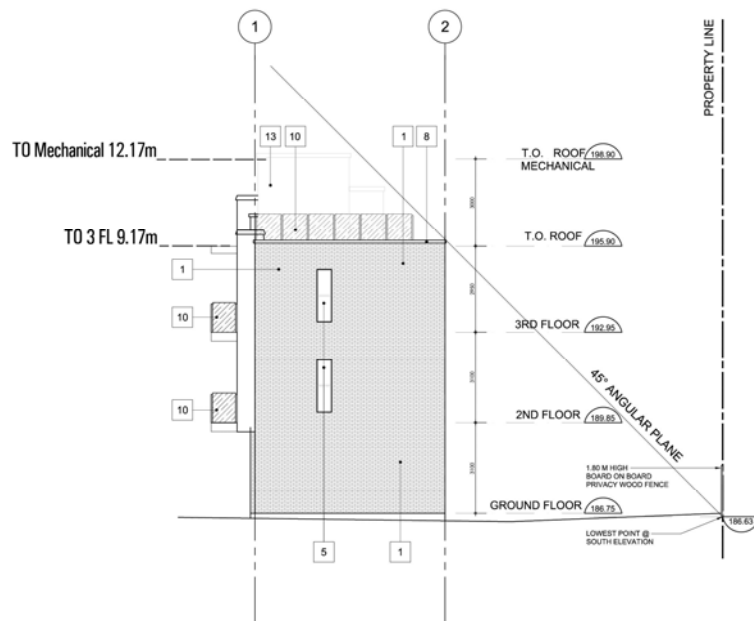
East Elevation - Block B



## Attachment 7d: Elevations - South and West, Block C

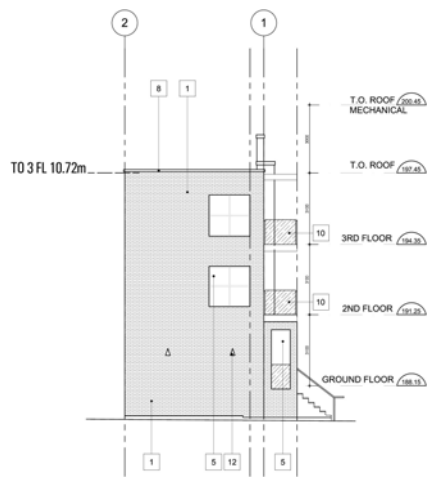


South Elevation - Block B

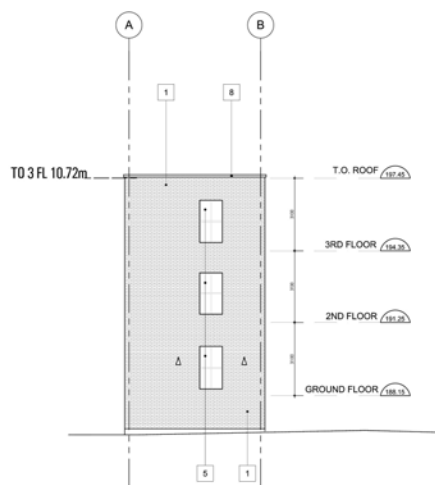


West Elevation - Block B

## Attachment 7e: Elevations - North and East, Block C

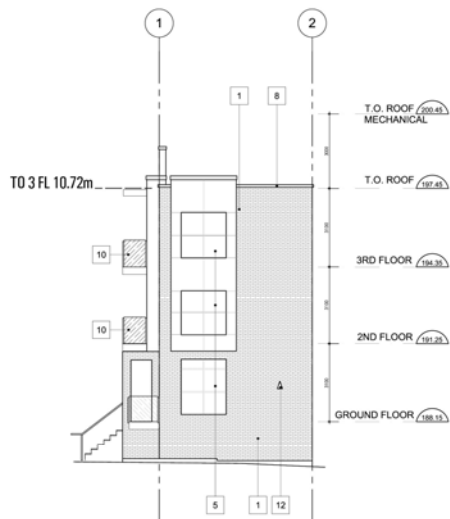


North Elevation - Block C

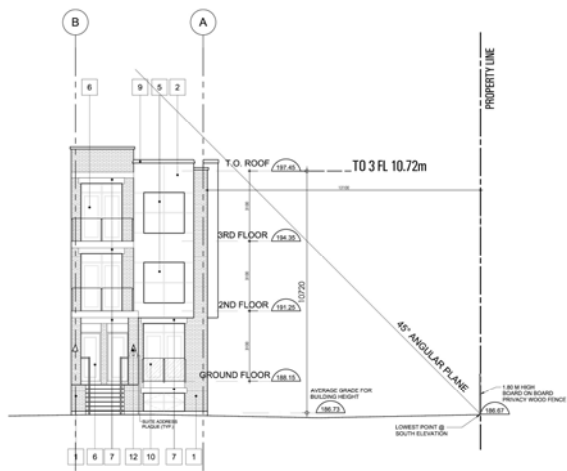


East Elevation - Block C

## Attachment 7f: Elevations - South and West, Block C



South Elevation - Block C



West Elevation - Block C